



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, OCTOBER 13, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulsey	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Absent

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Representing staff were: John Lettelleir, Director Development Services; Scott Ingalls, Development Coordinator; Jeff Witt, C & E Administrator; Greg Carr, Code Enforcement Administrator; Michael Walker, Senior Planner; Suzanne Morgan, Planner; Kristen Johnson, Administrative Assistant; Lori Chapin, Senior Civil Engineer; Joel Fitts, Senior Traffic Engineer; John Gillette, Fire Marshall; Paul Siebert, Deputy Fire Chief; Pete Hosp, Heritage Park Coordinator and Courtney Kuykendall, City Attorney.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning meeting on September 22, 2009.

Commissioner Moss moved to approve the minutes. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0. Minutes approved.

CONSENT AGENDA

Commissioner Moss moved to approve Items 3 – 6. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Items approved

3. **Preliminary Site Plan** (PSP09-0003): Museum of the American Railroad
Owner(s): City of Frisco
A museum on 1 lot on 12.4± acres on the south side of Cotton Gin Road, west of the BNSF railroad. Zoned Industrial. Neighborhood #21. MW
4. **Revised Site Plan:** Westridge Addition, Block A, Lot 1 (SP09-0018)
Owner(s): Westridge Montessori School
A Child Day Care on one lot on 2.2± acres on the south side of Westridge Boulevard, 205± feet east of Memory Lane, unincorporated (Frisco's Extraterritorial Jurisdiction). Neighborhood #6. RC
5. **Site Plan:** Rock Creek Parkway ROW - Hills of Kingswood Entry Feature (SP09-0019)
Owner(s): City of Frisco
A tower structure in Rock Creek Parkway at Lebanon Road. Zoned Commercial-1. Neighborhood #36. RC
6. **Site Plan:** Sports Village USA, Block A, Lot 1 - Eagle Gymnastics (SPFP09-0019)
Owner(s): Sports Village Realty I, LLC
A gymnastics studio on one lot on 1.8± acres on the south side of Sports Village Road, 625± feet east of Frisco Street. Zoned Planned Development-165-Commercial-1. Neighborhood #46. SM

PUBLIC HEARINGS

7. **Public Hearing - Replat:** The Vistas at Waterstone, Phase 2, Block B, Lot 8 (RP09-0011)
Owner(s): Pulte Homes of Texas, L.P.
One lot on 0.3± acre on the southeast corner of Kirkhaven Drive and Hidden River Drive. Zoned Single Family-5. Neighborhood #43. SM
Suzanne Morgan reviewed staff comments with the Commission and

recommended approval.

Commissioner Trykoski moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.

Speaking for: Mark Harris, Jacobs Engineering Group.

Speaking against: None.

There being no one else to speak Commissioner Moss moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.

Following review and discussion, Commissioner Hulsey moved to approve. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0. Item approved.

8. **Public Hearing - Replat:** Northeast Corner Preston Trace Boulevard and Cameron Road, Block A, Lot 1 (RP09-0012)

Owner(s): LF Properties, Ltd.

One lot on 0.3± acre located on the northeast corner of Preston Trace Boulevard and Cameron Road. Zoned Retail. Neighborhood #11. JE

Suzanne Morgan reviewed staff comments with the Commission and recommended approval.

Commissioner Moss moved to open the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0.

There being no one to speak, Commissioner Moss moved to close the public hearing. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0.

Following review and discussion, Commissioner Trykoski moved to approve. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Item approved.

9. **Public Hearing - Replat & Conveyance Plat:** 720 Preston Trace Center, Block A, Lot 1R & Preston Main Village, Block A, Lots 1, 2, & 3 (CP08-0011)

Owner(s): Preston/Main, L.P.

Four lots on 11.3± acres on the northwest corner of Preston Road and Main Street. Zoned Planned Development-219-Mixed Use. Neighborhood #11. SM.

Suzanne Morgan reviewed staff comments with the Commission and recommended approval.

Commissioner Moss moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.

There being no one to speak, Commissioner Moss moved to close the public hearing. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0.

Following review and discussion, Commissioner Hulsey moved to approve. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Item approved.

10. **Site Plan & Final Plat:** Preston Main Village, Block A, Lot 1 (SPFP08-0051)
Owner(s): Preston/Main, L.P.
A mixed-use building on one lot on 2.0± acres on the southeast corner of Malibu Street and Pasadena Drive. Zoned Planned Development-219-Mixed Use. Neighborhood #11. SM.
Suzanne Morgan reviewed staff comments with the Commission and recommended approval.
Following review and discussion, Commissioner Richardson moved to approve. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0. Item approved.
11. **Public Hearing: Zoning Ordinance Amendment:** (ZA09-0005)
Owner(s): City of Frisco
Request to amend the Comprehensive Zoning Ordinance pertaining to regulations for alcohol sales in conjunction with golf courses. MW.
Michael Walker reviewed staff comments with the Commission and recommended approval.
Commissioner Moss moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.
There being no one to speak, Commissioner Trykoski moved to close the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0.
Following review and discussion, Commissioner Moss moved to approve. Commissioner Richardson seconded the motion. Motion carries. Vote: 5-0. Item approved.
12. **Zoning Ordinance Amendment** (ZA09-0006): Comprehensive Zoning Ordinance Update
Owner(s): City of Frisco
Consider and act on the Zoning Diagnostic Report by Freese & Nichols and recommendations of the Zoning Advisory Committee on the City's Zoning Ordinance update. MW.
Michael Walker reviewed staff comments with the Commission and recommended approval.
Commissioner Trykoski moved to open the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0.
Speaking for: David Siciliano, Frisco Developers Council.
Bill Dahlstrom, Frisco Developers Council.
Speaking against: None.
There being no one else to speak Commissioner Moss moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.
Following review and discussion, Commissioner Moss moved to approve subject to amendments. Commissioner Trykoski seconded the motion. Motion

carries. Vote: 5-0. Item approved.

GENERAL INFORMATION

13. Discuss the Sign Ordinance variance process, specifically the four criteria for approval of a variance. GC
Code Enforcement Administrator Greg Carr spoke on the Sign Ordinance variance process. John Lettelleir made mention to schedule another Sign Variance discussion to be added to the October 27th 2009 meeting.
14. Update on the results of the October 6, 2009 City Council meeting. SM
Suzanne Morgan updated the Commission on the results from the October 6, 2009 City Council meeting.
15. Scheduling of future Discussion Items. SI
Clint Richardson mentioned the topic of tree preservation, specifically relating to the Zoning Ordinance, be added to future discussion items.

ADJOURN

There being no further business, Commissioner Moss moved to adjourn the meeting at 7:38 p.m. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0. Meeting adjourned.